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26/07/2025

MR Michael Steedman
- 29 Burrawong RD
Avalon Beach NSW 2107
[REDACTED]

RE: DA2024/1091 - 5 / 1 Careel Head Road AVALON BEACH NSW 2107

To whom it may concern

I would like to point out how the proposed development is unsuitable for this location:

1. The size and purpose of the development is not in keeping with the local area. We currently have 5 bottle shops in the Avalon, Palm Beach area. There simply isn't the demand for another bottle shop, in particular a Dan Murphy's, which is a large scale/wholesale style of liquor retailer that has a history of competing with local smaller retailers and undercutting them until all the competition fails.
2. The underground car park is proposed to be constructed in an area that is notorious for flooding, even during lighter periods of rain. I can't imagine that the current stormwater system at street level could handle any additional run off that would be generated by the proposed development.
3. The proposed traffic re configuration is completely absurd. Currently Burrawong rd is used by local through traffic, residents and unfortunately, private school buses, after they drop students off at the Careel Bay Tennis court car park. The proposed development is forcing any person, who would like to visit the development, to travel down Burrawong rd and then enter the development off Carrel head rd. This would increase the through traffic that is forced to use Burrawong rd dramatically. It would affect every resident, pedestrian and child that currently plays on the street. The street would be turned from a semi quiet back street of Nth Avalon, into a main thoroughfare. This would in turn, unfairly, affect the current value of every property in the street and make the street dangerous to use for local residents. This, in my opinion, is an "UN Australian"

I hope moving forward, the above safety, ethically and practical issues of the development are considered and common sense prevails.

I am not against development, but it needs to be for the better of the community and not just the DEVELOPER!